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EXISTING BAR & GRILL REAL ESTATE OPPORTUNITY

4611 FM 1960

HUMBLE, TEXAS 77338

\$589,000



EXECUTIVE SUMMARY

Saga Realty is pleased to present 4611 FM 1960 Road E, an existing restaurant-and-bar real estate opportunity along the FM 1960 corridor in Humble, Texas. The property includes established bar/dining improvements, kitchen infrastructure, paved parking, exterior visibility, and a current month-to-month tenant reportedly paying **\$2,800 per month**.

HIGHLIGHTS OF PROPERTY	\$589K ASKING PRICE	\$2.8K/MO CURRENT RENT
2,316 SF BUILDING	0.472 AC LAND AREA	22 SPACES PARKING

*Current tenant's trade name/business operations are not included in the real estate sale unless separately agreed in writing





INVESTMENT HIGHLIGHTS

- FM 1960 corridor frontage with strong freestanding building visibility.
- Existing bar, dining area, game room, patio, commercial kitchen, and hood infrastructure .
- Month-to-month lease offers owner-user flexibility.
- Ideal for repositioning, rebranding, or a new commercial use.
- Paved site with approximately 22 parking spaces (subject to verification).



PROPERTY OVERVIEW

PROPERTY TITLE	4611 FM 1960 Restaurant & Bar
ASKING PRICE	\$589,000
LAND SIZE	0.472 AC / 20,560 SF – verify
BUILDING SIZE	2,316 SF
YEAR BUILT	2001
HCAD ACCOUNT	102-064-000-0008
CURRENT USE	Restaurant / bar tenant
CURRENT RENT	\$2,800/month
LEASE TERM	Month-to-month
RENT STRUCTURE	Gross vs. NNN to be confirmed
2025 PROPERTY TAX	\$7,954.11

BAR, DINING, & GAMING AREA





KITCHEN & OPERATIONS

- Hood system reported in good condition; buyer should inspect and verify permit/service status.
- Grease trap, walk-in cooler/freezer, HVAC, roof, plumbing, and electrical conditions should be verified.
- Liquor license and operating business are not included unless separately agreed and legally transferable.
- Current month-to-month tenancy should be reviewed for possession, notice, and delivery-vacant rights.

*Buyer to verify all equipment, licenses, permits, utilities, and code requirements.

LOCATION OVERVIEW

The subject property is positioned along the FM 1960 corridor, which serves the Humble, Atascocita, Kingwood, and Lake Houston trade areas of Houston.

The location benefits from nearby regional retail, residential density, medical demand drivers and access to I-69 / US-59 and IAH.

RESIDENTIAL BASE

Humble, Atascocita, Kingwood and Lake Houston communities support daily restaurant demand.

RETAIL & ENTERTAINMENT

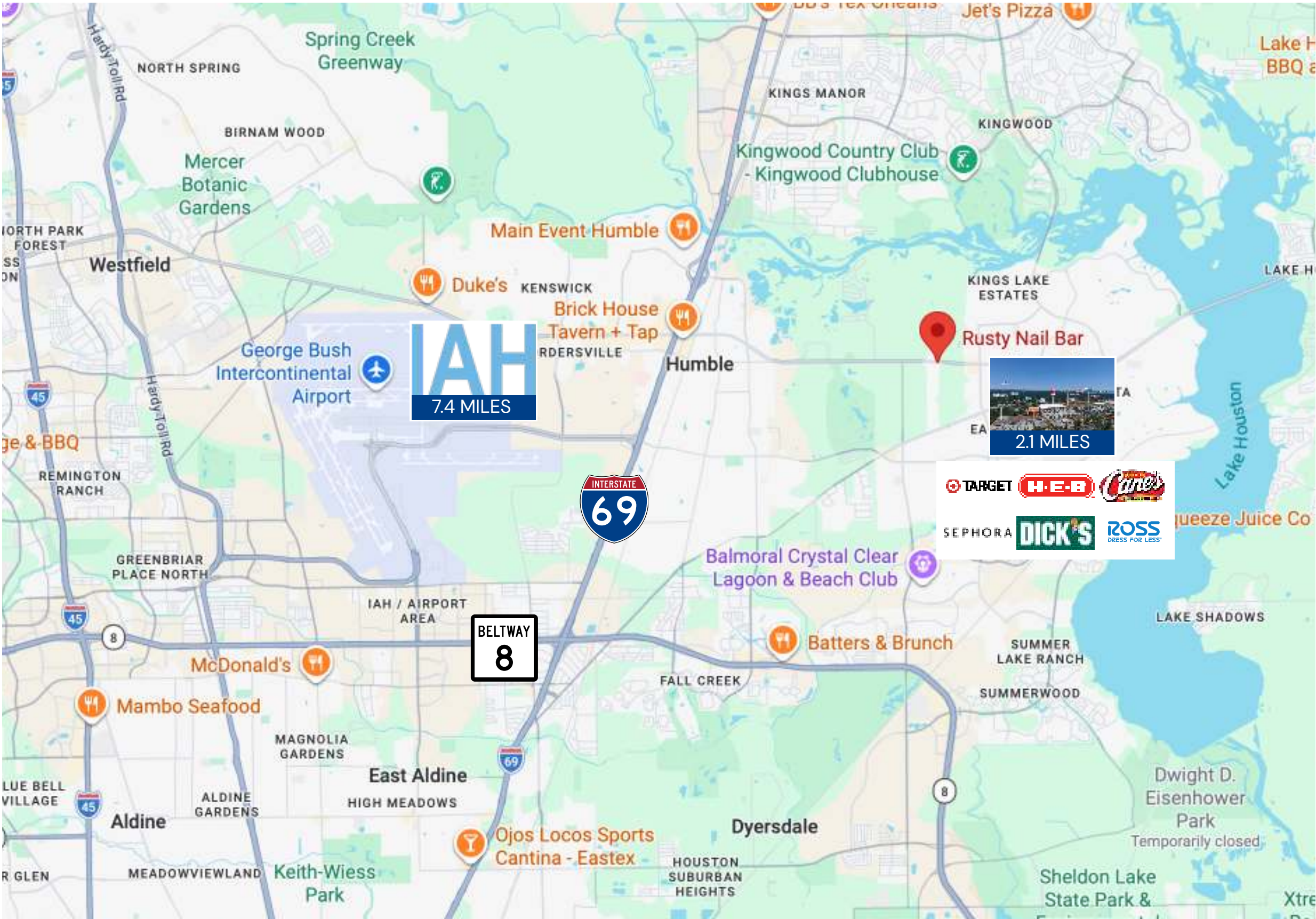
Deerbrook Mall and the FM 1960 retail corridor create area traffic and recognition.

MEDICAL & SERVICES

Nearby medical campuses and service businesses add daytime and evening demand.

REGIONAL CONNECTIVITY

Access to I-69 / US-59, Beltway 8, and IAH broadens the buyer and user pool.



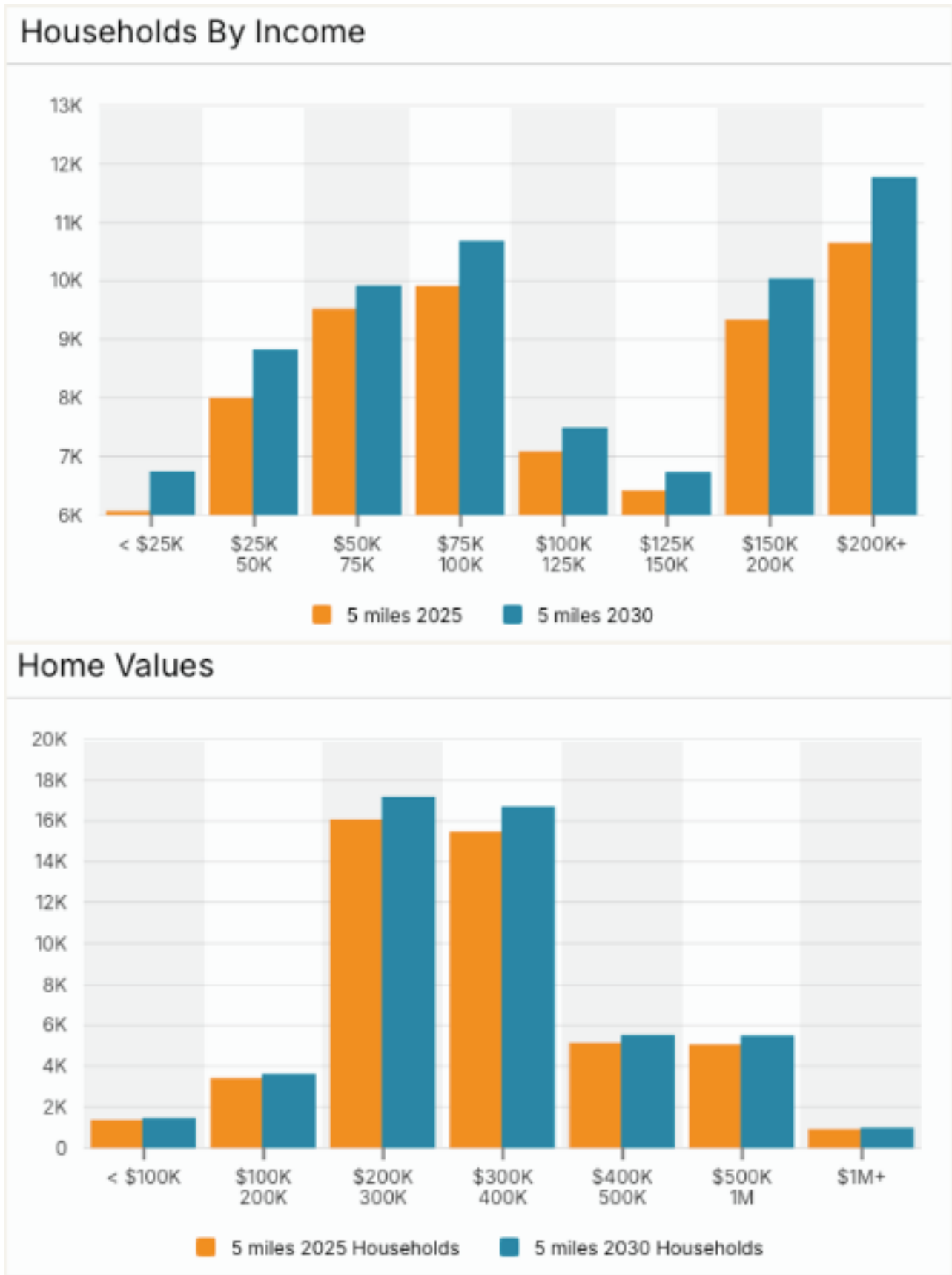
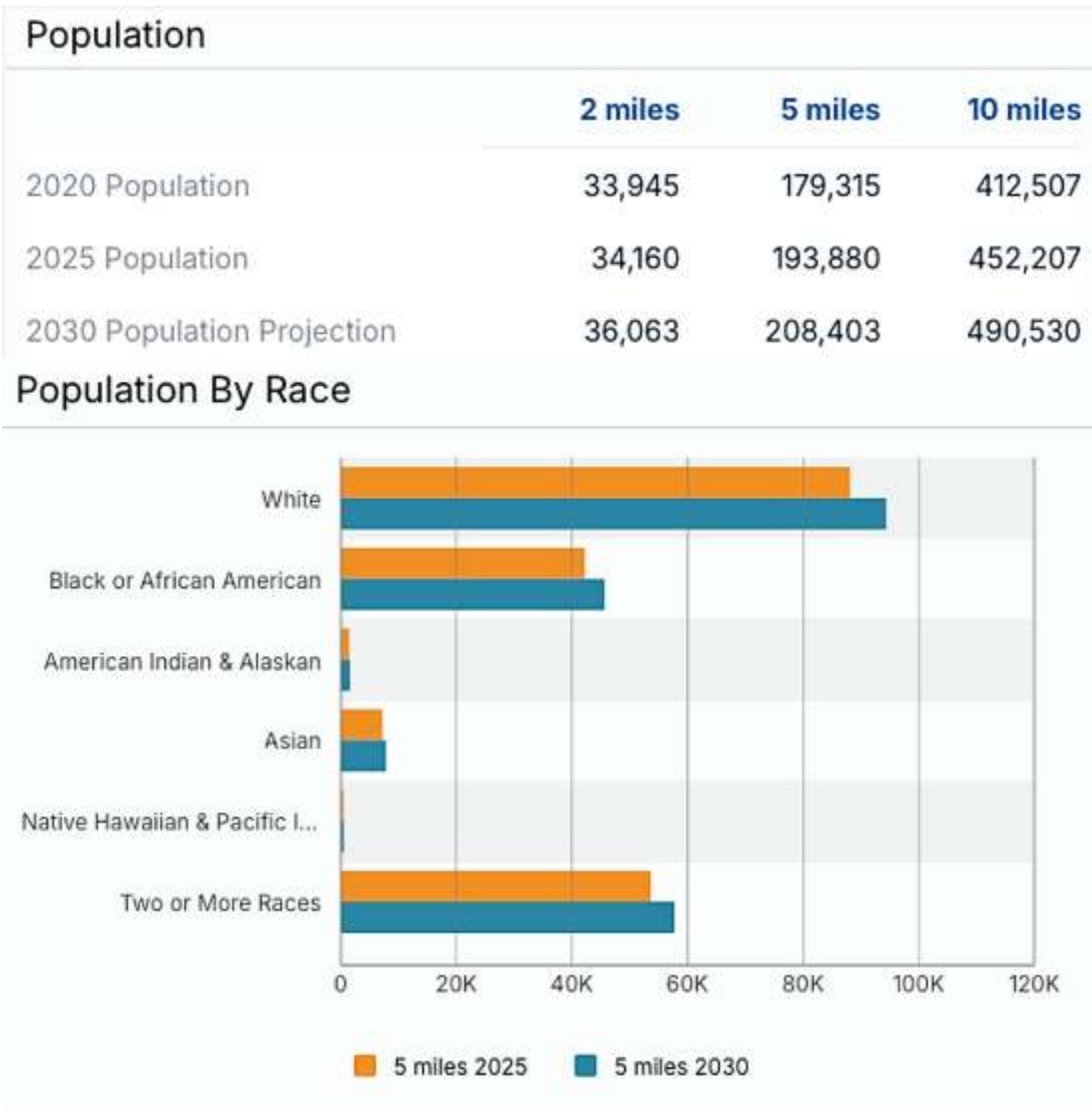
FM 1960
PARKING

I-69/US-59
REGIONAL ACCESS

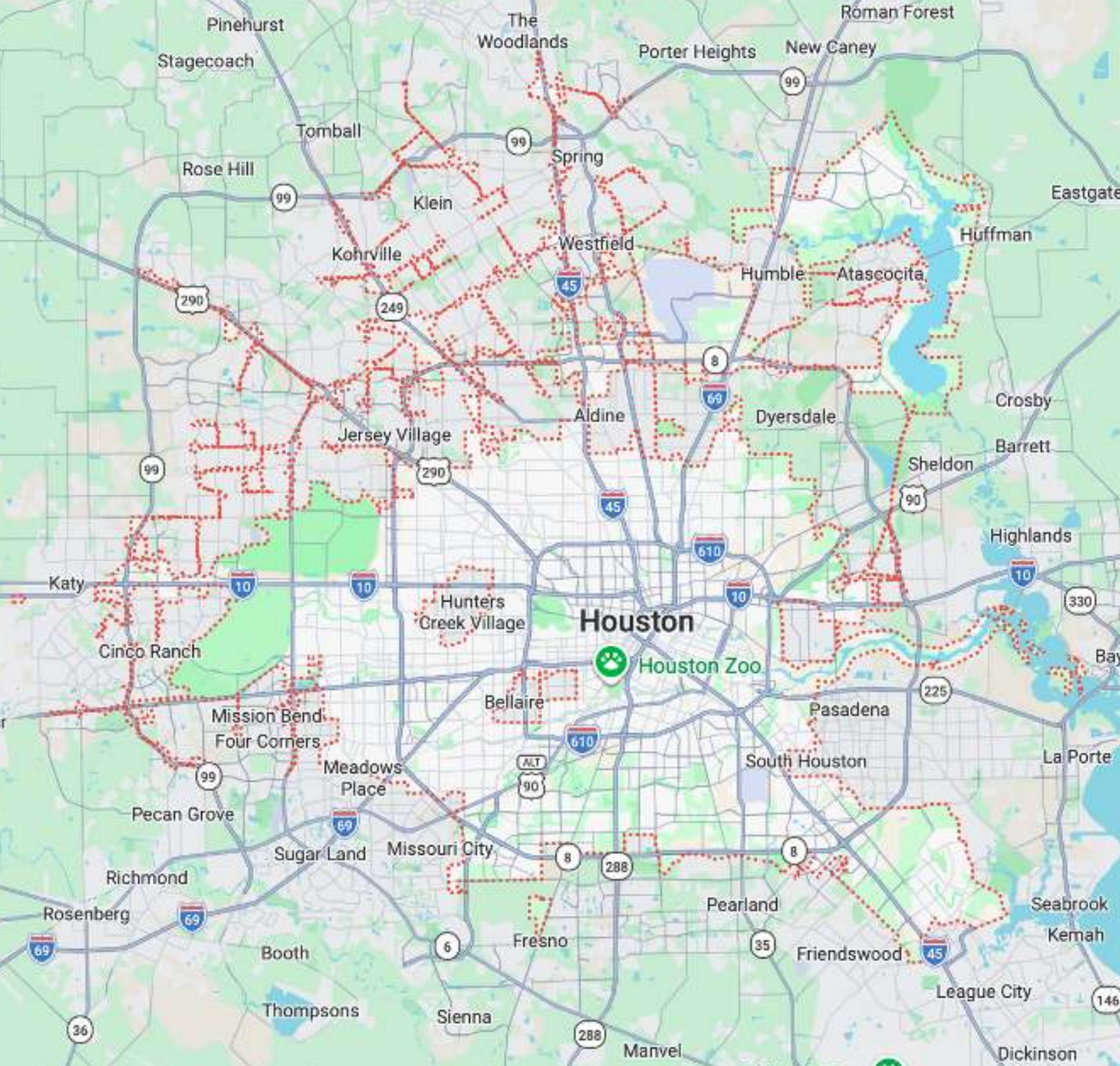
IAH
AIRPORT ACCESS

LAKE HOUSTON
TRADE AREA

DEERBROOK
RETAIL DRIVER



HUMBLE/NORTHEAST HOUSTON DEMOGRAPHIC



HOUSTON, THE FOURTH-LARGEST U.S. METROPOLITAN AREA...

is a key global player, home to 7.5 million people and a GDP that reached \$633.2 billion in 2022. Houston's population has been growing steadily in the past decades, and its non-farm job growth rate remains higher than the US average since Covid.



DIVERSE AND ROBUST ECONOMY:

Home to over 23 Fortune 500 companies, well-diversified, spanning from oil and gas to technology and healthcare.



EDUCATIONAL EXCELLENCE AND INNOVATION:

With over 40 higher education institutions, providing a steady stream of skilled professionals and fosters research and development, especially in fields like energy, medicine, and technology.



AFFORDABILITY AND QUALITY OF LIFE:

Houston offers a lower cost of living compared to other major metropolitan areas, no state income tax, and affordable housing options

HOUSTON - A THRIVING ECONOMIC HUB

7.5M+

METRO POPULATION

3.4M+

WORKFORCE

24+

FORTUNE 500 HQ

40+

HIGHER ED INSTITUTION

#1

U.S. TONNAGE PORT

TOP

JOB GROWTH



HOUSTON RETAIL MARKET KEEPS BOOMING



5.5%
RETAIL VACANCY RATE



660,000
SQ FT POSITIVE NET ABSORPTION



500,000
SQ FT OF NEW RETAIL SPACE DELIVERED

Houston's retail market has continued to demonstrate resilience, supported by strong population growth, steady consumer spending, and sustained tenant demand across the region.

According to first-quarter 2026 market reports, the retail vacancy rate remained low at 5.5%, while the market recorded approximately 660,000 square feet of positive net absorption and delivered nearly 500,000 square feet of new retail space. Average asking rents increased to \$20.87 per square foot, reflecting continued demand for well-located retail centers despite limited available space.

Restaurants, healthcare providers, fitness operators, grocery-anchored retailers, and other service-oriented businesses continue to lead leasing activity, reinforcing Houston's position as one of the nation's healthiest and fastest-growing retail markets.



SAGA
Saga International Realty

THANK YOU

PLEASE REACH OUT IF INTERESTED!

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